

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Park Langley Office - 020 8658 5588

95 Monks Orchard Road, Beckenham, Kent BR3 3BJ

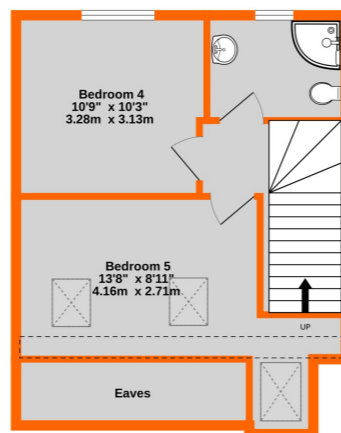
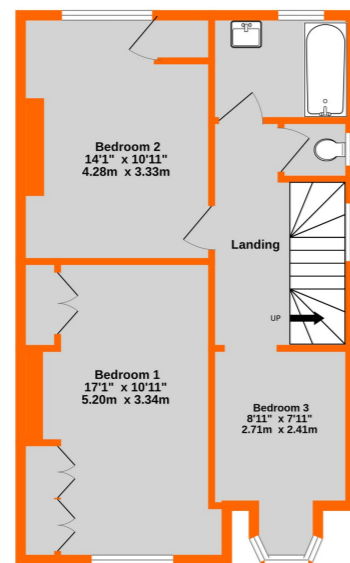
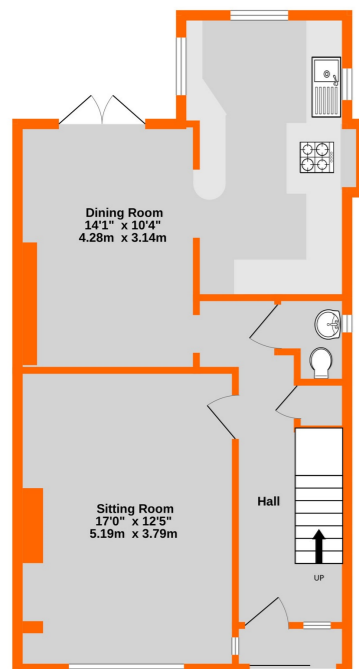
£765,000 Freehold

- Loft extended end of terrace house
- Five bedrooms over two floors
- Dining room open plan to kitchen
- Large games room to end of garden
- Ideal for Langley and Unicorn Schools
- Bathroom and separate shower room
- Separate sitting room with fireplace
- Attractively presented throughout

GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 1639 sq.ft. (152.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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95 Monks Orchard Road, Beckenham, Kent BR3 3BJ

Wonderful family home in great location for Langley Park Schools and Unicorn having delightful landscaped rear garden with double garage to far end converted into GAMES ROOM. This end of terrace property has a loft conversion enhancing the accommodation to provide FIVE BEDROOMS, with ample scope to provide a study to work from home. Well presented throughout with well appointed bathroom on first floor and further shower room on top floor. Spacious hall approached via double glazed porch plus downstairs cloakroom, delightful sitting room and dining room with access to terrace and garden plus wide opening to fitted kitchen/breakfast room. Great overall accommodation and easy off road parking. Viewing is highly recommended to appreciate all this property has to offer.

Location

Very good location for local schools with the popular Langley Park Secondary Schools approximately half a mile away and Unicorn Primary School is off South Eden Park Road, by the entrance to the Langley Waterside development. This property backs onto High Broom Woods and it is possible to walk through the woods to Oak Lodge Primary School at the end of St David's Close and St David's College on South Eden Park Road. West Wickham High Street is approximately two-thirds of a mile away providing a good range of shops, restaurants and other amenities. The property offers easy access to the Super Loop bus route and train services to London are available from Eden Park and West Wickham stations.



Ground Floor

Enclosed Porch

double glazed sliding patio door with windows above and further double glazed window to side, polished wood finish flooring

Spacious Hall

5.81m x 1.93m (19'1 x 6'4) plus additional area by door to dining room, cupboard beneath stairs, covered radiator, leaded light windows beside and above front door

Cloakroom

white low level wc, mosaic tiling above wash basin with mixer tap having cupboard beneath, wood finish flooring, double glazed window to side

Sitting Room

5.19m x 3.79m max (17'0 x 12'5) includes handsome fireplace with detailed surround having living flame gas fire, wood finish flooring, radiator beneath large double glazed window to front and side window to porch

Dining Room

4.28m x 3.14m max (14'1 x 10'4) includes brick fireplace with Tiger wood burning stove, covered radiator, wood finish flooring, double glazed sliding patio door to terrace and garden, wide opening to kitchen

Kitchen/Breakfast Room

4.91m x 2.81m max (16'1 x 9'3) excellent range of base cupboards and drawers including deep pan drawers plus wine cooler, easy access corner unit, integrated dishwasher and washing machine beneath work surfaces extending to breakfast bar by opening to dining room, inset single drainer sink with mixer tap, cooker hood above touch control Induction hob, built-in electric double oven, space for large upright fridge/freezer, eye level cupboards and wine rack, wood finish flooring, double glazed windows to side and rear overlooking garden

First Floor

Landing

3.95m x 2.43m max (13'0 x 8'0) includes staircase to top floor, double glazed window to side

Bedroom 1

5.2m x 3.34m (17'1 x 10'11) includes extensive fitted wardrobes either side of recess for bed with high level cupboards above, picture rail, radiator, double glazed window to front

Bedroom 2

4.28m x 3.33m max (14'1 x 10'11) includes built-in cupboard housing British Gas boiler with high level cupboards above, radiator, double glazed window to rear

Bedroom 3

2.71m x 2.41m (8'11 x 7'11) radiator, oriel double glazed bay window to front with deep sill

Family Bathroom

2.37m x 1.84m (7'9 x 6'0) large white panelled bath with mixer tap having built-in shower and hand shower over plus hinged screen, pedestal wash basin, wall tiling, large chrome heated towel rail, tiled floor, double glazed window to rear

Separate WC

white low level suite, tiled floor, double glazed window to side

Second/Top Floor

Top Landing

double glazed window to side

Bedroom 4

3.28m x 3.13m (10'9 x 10'3) radiator, double glazed window to rear

Bedroom 5

4.16m x 2.71m (13'8 x 8'11) plus recess with low level double glazed Velux window to front, radiator, door to eaves storage, further pair of double glazed Velux windows to front

Shower Room

2.07m x 1.86m (6'9 x 6'1) tiled corner shower with curved sliding doors, white low level wc, wall tiling around pedestal wash basin with mixer tap, chrome heated towel rail, tiled floor, double glazed window to rear

Outside

Front Garden

8.1m x 7m (26'6 x 23'0) paved to provide gated off road parking with additional pedestrian gate

Rear Garden

about 27.15m (89ft) in length to include original double garage (now games room) to far end, beautifully maintained and landscaped with attractive paved terrace having patio door from dining room providing space for table and chairs with steps to additional terrace area having gate to side access and shed by L-shaped timber decking, deep border beside paved pathway and area of lawn, established shrubs, covered pond, decking to far end in front of Games Room with path beside having gate to rear access

Games Room

5.63m x 4.88m (18'6 x 16'0) light and power, electric radiator, original windows and door to side plus double glazed windows beside doors to rear giving easy access from decking at far end of garden

Additional Information

Council Tax

London Borough of Bromley - Band E